**PROPOSAL – Planning Application PA110027:** Area Plan to allow for development of Saddle Crest Homes, a 113.7-acre gated community comprised of 65 detached, single-family residential units clustered off Santiago Canyon Road, with proposed open space dedication along the northeastern portion of the property. General Plan Amendments by resolution and an ordinance adopting amendments to the Foothill/Trabuco Specific Plan (F/TSP) as described below.

**LOCATION:** Saddle Crest Homes is located in unincorporated Orange County north of the junction of Live Oak Canyon Road with El Toro Road. The Cleveland National Forest is located to the north; Santiago Canyon Estates is located to the east, with the Limestone-Whiting Wilderness Park located to the southwest. The project site is located within the Third (3rd) Supervisorial District.

## SUMMARY OF PROPOSED GENERAL AND SPECIFIC PLAN AMENDMENTS:

**Proposed amendments to General Plan:** Include language describing the County's role in interpreting and implementing the General Plan and specific plans. Provide for use of the Volume-to-Capacity Ratio rather than the Percent Time Spent Following two-lane rural highway methodology included in the Highway Capacity Manual to evaluate traffic on Santiago Canyon Road in implementing the Transportation Element's level of service standard. Modify language relating to the F/TSP to state that development should be designed to implement the goals of the F/TSP, maintain a buffer with the Cleveland National Forest, and be compatible with adjacent areas.

**Proposed amendments to the Specific Plan:** Add an objective recognizing that alternative approaches to grading are allowed to further the goals of the Specific Plan. Modify provisions relating to mitigation for loss of oak trees due to development. Amend Upper Aliso Residential District Regulations to allow approval of alternative Site Development Standards relating to building site area and grading and to modify requirements relating to open space dedication.

**PLANNING COMMISSION ACTION:** On July 25, 2012, the Planning Commission recommended that the Board of Supervisors certify the EIR No. 661 and approve PA110027 subject to Findings and Conditions of Approval.

**ENVIRONMENTAL DOCUMENTATION:** Final EIR No. 661 has been prepared for the project and will need to be certified by the Approving Authority (Board of Supervisors).

**HEARING DATE:** October 2, 2012

**HEARING TIME: 1:30 P.M.** (Or as soon as possible thereafter)

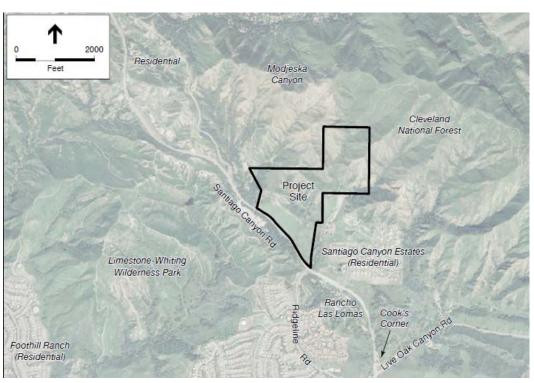
**HEARING LOCATION:** Board of Supervisors Hearing Room @ 10 Civic Center Plaza, at the corner of Santa Ana Boulevard and Broadway in Santa Ana. See other side for Board of Supervisors Hearing Room location map.

## **INVITATION TO BE HEARD:**

All persons either favoring or opposing this proposal are invited to present their views at this hearing. It is requested that any written response be submitted to Orange County Planning prior to the hearing date. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to Orange County Planning.

The Environmental Impact Report on for the project and the text of the proposed plan amendments are available online at: <a href="http://www.ocplanning.net/CurrentProjects.aspx.">http://www.ocplanning.net/CurrentProjects.aspx.</a> For further information, call John Moreland at (714) 667-8806, e-mail at John.Moreland@ocpw.ocgov.com, or come to the Development Processing Center at the address indicated below.

## OC Planning 300 N. Flower Street Santa Ana, CA 92702-4048



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